

4.9 LAND USE AND PLANNING

Land use planning in California is primarily the responsibility of local government. Each city and county is required by the State to adopt a General Plan and to establish goals, policies, and implementation measures for long-term development, protection from environmental hazards, neighborhood preservation, conservation of identified natural resources, and sound planning for urban development.

The principal means of implementing the goals and policies presented in the General Plan of a city or county is its zoning ordinance, which identifies use zones in the jurisdiction, the land uses permitted on each parcel, and the standards for each permitted use according to zone. The zoning ordinance is required by state law to be consistent with the General Plan.

In addition to local city and county governments, the regulation of land use and development within the project area is also provided by other levels of government at the regional, state, and federal levels. An overview of land use regulation in the identified project area is provided below. Due to the extensive geographic scope of the Project, this section provides a general description of land use within each of the cities and counties identified in **Table 3-1**. Appendix H provides the municipal status and information regarding the land policy document for each city and/or town throughout the project area.

4.9.1 SETTING

Sacramento County

Sacramento County encompasses approximately 994 square miles in the middle of the 400-mile long Central Valley, which is California's prime agricultural region. Sacramento County abuts Contra Costa and San Joaquin Counties to the south, Amador and El Dorado Counties to the east, Placer and Sutter Counties to the north, and Yolo and Solano Counties to the west. Sacramento County extends from the low delta lands between the Sacramento and San Joaquin rivers north to about ten miles beyond the State Capitol and east to the foothills of the Sierra Nevada. The southernmost portion of Sacramento County has direct access to the San Francisco Bay. As depicted in **Figure 3-1**, the project area includes the northern portion of the County between the Interstate 80 and Highway 50 corridors, and urbanized areas along the Interstate 5 corridor within the northern portion of the County.

The County's largest city, the City of Sacramento, is the government seat for the State of California and also serves as the county seat. The County is the major component of the Sacramento Metropolitan Statistical Area which includes Sacramento, El Dorado, and Placer Counties. The Sacramento County General Plan (1997) serves as the principle land use planning document for unincorporated areas within the County (Sacramento County, 1997).

Marin County

Marin County is situated within the northern portion of the Bay Area along the Marin Peninsula north of the San Francisco Bay, west of San Pablo Bay, and east of the Pacific Ocean. As illustrated in **Figure 3-2**, the project area is restricted to the developed areas located along a series of bayfront towns and incorporated cities centered on numerous inlets and peninsulas within the southeastern portion of the county. Areas to the west of the project area include a series of large federal land holdings equating to approximately 80,233 acres (Marin County, 1994). These land holdings comprise the Golden Gate National Recreation Area, Point Reyes National Seashore, and the old growth redwoods located in Muir Woods National Monument (Marin County, 1994).

The Marin Countywide Plan serves as the principle-planning document for Marin County and covers 606 square miles of land and water area, encompasses numerous governmental agencies, represents eleven incorporated cities and county general purpose governmental entities, and a number of single-purpose service districts. There are 15 Community Plan areas within the County (Marin County, 1994). The City-Centered Corridor is designated to contain more urban, densely populated development than the Inland Rural Corridor and Coastal Recreation Corridor areas of the County. The County Planning Department maintains statistical summaries for each of the planning areas to provide an indication of how commercial and industrial development potential is distributed throughout the county.

San Francisco County

San Francisco County is situated at the northern tip of the San Mateo Peninsula and is bounded by the Pacific Ocean to the west, San Francisco Bay to the north and east, and San Mateo County to the south. As shown on **Figure 3-3**, the project area encompasses the entire City of San Francisco (contiguous with the County) with the exception of the Presidio, Lincoln Park, and Harding Park. In general, the project area includes the large financial and commercial districts in the central, northeastern, and eastern portions of the City. The project area also includes the eastern shoreline where numerous large-scale ports and private marinas are located. The large residential communities of western San Francisco and Golden Gate Park Area are also included.

The San Francisco County and City Master Plan serves as the principle planning document for the City / County (San Francisco County and City, 1995). The City is divided into 13 zoning regions (maps), with the exception of Golden Gate Park and the Presidio. The Planning Department provides these zoning maps and a list of permitted uses for each zoning district online.

Contra Costa County

Contra Costa County is located south of the Carquinez Straits and Solano County, east of San Pablo and San Francisco Bay, north of Alameda County, and west of Sacramento and San Joaquin County. The County covers a total of 805 square miles, of which approximately 732 square miles (468,500 acres) are land, with the remainder consisting of water features (Contra Costa County, 1996). In general, the western and central portions of Contra Costa consist

of mainly urban and suburban development, while the extreme eastern corner of the County more closely resembles the predominantly agricultural communities of the San Joaquin Valley.

The County encompasses three distinct planning areas, which are typically referred to as West County, Central County, and East County. The project area includes each of the three planning areas as depicted in **Figure 3-4**. The Central County encompasses sections of the North Central County, Lamorinda, and the San Ramon Valley. The East County is composed of the Pittsburg-Antioch area and other unincorporated areas within the East County. The West County geographic area includes the urbanized shoreline of the San Francisco and San Pablo Bays, which is separated from the rest of the County by the Briones Hills and the open space watershed lands owned by the East Bay Municipal Utility District.

Central County is the largest of the three geographic areas and includes ten of the eighteen cities in Contra Costa County and over half of the total population. This portion of the County is composed of mostly low-density residential communities that have developed in the flat valleys between the East Bay Hills and the Diablo Range to the east, extending north and south of Mt. Diablo. The Northern section of the Central County includes of the cities and unincorporated communities along the northern Interstate 680 corridor.

The Contra Costa County General Plan (1996) serves as the principal land use document for unincorporated areas of the County.

Alameda County

Alameda County is situated along the eastern shores and foothills of San Francisco Bay and covers over 800 square miles (Alameda County, 1994). The County is bordered by Contra Costa County to the north, San Francisco Bay to the west, San Joaquin County to the east, and Santa Clara County to the south. As illustrated in **Figure 3-5**, the project area includes the western and central portions of the County, which contain the most dense areas of urban development. The County is divided into four statistical planning units. The Central Metropolitan Planning Unit (CMPU) refers to the North County area between the San Francisco Bay and the Contra Costa border. It is urban in character and is home to nearly half of the County's population. Most of the populated unincorporated areas are located in the Eden Planning Unit (EPU). Suburban in character, the EPU is the central portion of the County between the East Bay hills and the San Francisco Bay.

The Washington Planning Unit (WPU), commonly referred to as the Tri-cities, encompasses the south county between the San Francisco Bay and the East Bay hills. The East County Planning Unit (ECPU), formerly the Livermore-Amador Valley Planning Unit encompasses the entire area east of the East Bay hills bounded by Contra Costa, San Joaquin, Santa Clara, and Stanislaus Counties. The East County is the largest in terms of land area and includes much of the hilly terrain of the Diablo Range.

San Mateo County

San Mateo County is located south of San Francisco, east of the Pacific Ocean, west of the San Francisco Bay, and north of Santa Clara County. The County covers a total of 553 square miles (105 are in water), of which approximately 25 percent (73,455 acres) are urbanized. (San Mateo County General Statistics, 2002). San Mateo County is characterized by a complex topographical landscape with numerous incorporated cities centered on numerous inlets, peninsulas, and valleys within the eastern and northeastern portions of the county. The Santa Cruz Mountain Range comprises the majority of the central and southern portions of the County and is largely undeveloped. The pacific coastline in the western portion the County is characterized by a rugged landscape with the Santa Cruz Mountains descending into the Pacific Ocean. Most of the developed areas within this region (e.g. Half Moon Bay and Pacific) are located along coastal terraces and bluffs.

The project area includes the urbanized areas along Highway 101 and the northern portion of the State Route 1 corridors, respectively. A small inland portion along Highway 280 in the southern portion of the County is also included (refer to **Figure 3-6**). Much of the developed areas along the pacific are characterized by residential land uses with associated commercial facilities. The northern and eastern portions of the project area are characterized by residential development in the foothills and more commercial, office, and industrial development concentrated along the highway corridors and flatter areas along the shoreline of San Francisco Bay. The San Mateo County General Plan (1986) serves as the principal land use document for unincorporated areas of the County.

Santa Clara County

Santa Clara County encompasses 1,300 square miles and is located at the southern end of San Francisco Bay. The major topographical features of the county include the Santa Clara Valley, the Diablo Range to the east, and Santa Cruz Mountains to the west. The Santa Clara Valley is surrounded by rolling hills and runs the entire length of the county from north to south. The Diablo Range covers the entire eastern half of the county. The Baylands lie in the northwestern part of the county, adjacent to the waters of the southern San Francisco Bay. They consist mostly of vast salt evaporation ponds and remnant areas of salt marsh and wetlands (Association of Bay Area Governments, Projections - 98, December 1997).

The North Valley is extensively urbanized, housing approximately 90 percent of the county's residents and would encompass the majority of the project area within the County (refer to **Figure 3-7**). Thirteen of the county's fifteen cities are located in the North Valley, while the remaining two cities, Gilroy and Morgan Hill, are located in the South Valley (Refer to **Table 3-1** for a list of cities). The South Valley differs in that it remains predominantly rural, with the exception of Gilroy, Morgan Hill, and the small-unincorporated community of San Martin. As depicted in **Figure 3-7**, a majority of the southern portion of the County would be excluded from the project area with the exception of these three previously mentioned urban centers.

Santa Clara County contains 15 cities and roughly 30 special districts. Given the cities' and County's joint urban development policies, the cities are collectively responsible for accommodating and managing urban development, as well as for the provision of most urban services. Lands outside city-designated urban service areas are under County jurisdiction and are in most cases maintained in rural uses. The Santa Clara County General Plan (1994) serves as the principle land use planning document for these areas (Santa Clara County, 1994).

Santa Cruz County

Santa Cruz County is the second smallest county in California encompassing a total of 441 square miles of land located between the San Francisco Bay Area and Monterey Peninsula. The topography of the County is varied in character, containing such features as the forested Santa Cruz Mountains in the north and northwest, the mid-County coastal terraces where a large portion of the existing urban development is located, and the alluvial south County which is predominately in agricultural use. Urban portions of the County are confined to Valleys within the Coastal Range and the coastline of the Pacific Ocean. In general the project area includes the central coastline of the County with the exception of Watsonville, which is located along the southern County line (see **Figure 3-8**).

The Santa Cruz County General Plan and Local Coastal Program (1994) serves as the principle land use planning document for the County (Santa Cruz County, 1994).

San Bernardino County

San Bernardino County is the largest county, in terms of land area, within the state consisting of 20,160 square miles. Los Angeles, Orange, and Kern Counties bound the County to the west, Inyo County to the north, the state of Arizona to the east, and Riverside County to the south. About 90% of the County consists of a desert landscape with the remainder consisting of the San Bernardino Valley and the San Bernardino Mountains. The project area includes only the southwestern panhandle and southern portion of the County, as this is where the majority of the residential development is located (refer to **Figure 3-9**). Single-family dwellings are the dominate land use from the I-10 Corridor north to the foothills of the San Bernardino Mountains.

Commercial development in San Bernardino County includes major shopping centers and general commercial uses along I-10 and I-15. Industrial uses in San Bernardino County are concentrated in cities along the I-10 corridor. In large part, these uses are located in proximity to this interstate and the Southern Pacific Railroad mainline, which is adjacent and parallel to I-10. Cities with substantial concentrations of industrial development include Ontario, Rancho Cucamonga, Fontana, Colton, and San Bernardino.

The San Bernardino County General Plan serves as the principle land use planning document for the unincorporated areas within the County (San Bernardino County, 1999).

Fresno County

Fresno County encompasses roughly 6,000 square miles, making it California's sixth largest county. Fresno County abuts Merced and Madera Counties to the north, San Benito and Monterey Counties to the west, Kings and Tulare Counties to the south and Inyo County to the east. The County is largely dominated by agricultural and resource conservation (includes national forests and parks and timber reserves) land uses occupying over 90 percent of county land. The project area is confined to the urbanized center of the County and includes the incorporated cities of Fresno and Clovis (refer to **Figure 3-10**).

The Land Use Diagram for the Northeast Fresno-Clovis Metropolitan Area provides a general spatial orientation of the land use designations for the project area (Fresno, 1995). Since the project area only includes the cities of Fresno and Clovis, the General Plans for these two cities are applicable rather than the County General Plan.

Los Angeles County

Los Angeles County encompasses approximately 4,083 square miles and is bounded by Ventura County to the west, Kern County on the north, San Bernardino County to the east, Orange County to the southeast, and the Pacific Ocean on the west and southwest. The County also includes the Catalina and San Clemente Islands. The county contains 87 incorporated cities, which together form an area approximately 1,100 square miles. The county includes several significant topographical features, including the east/west trending mountain ranges of the Santa Monica, San Bernardino, San Gabriel, and Santa Anna Mountains.

Low-density residential land uses constitute the principal (i.e., 70 percent) residential land use type found in the County and are primarily concentrated within the southern portion of Los Angeles County. As illustrated in **Figure 3-11**, the project area includes the southern portion of the County along the shorelines of Santa Monica Bay and San Pedro Bay. Principal office/business complex locales within the County include Santa Clarita, San Fernando Valley, Universal City, Glendale, Pasadena, El Segundo, Torrance, Diamond Bar, Los Angeles Central Business District, and the Century City area of Los Angeles.

Principal industrial activities within the County include manufacturing and aerospace development. Aerospace and defense sector firms are located throughout Los Angeles County, notably in the South Bay between El Segundo and Long Beach. A number of large industrial corridors are contained within the County and are principally located adjacent to or along major transportation corridors. Principal industrial corridors contained within the County are located within the San Fernando Valley, South Bay-Harbor Cities Corridor, Ports of Los Angeles and Long Beach, Alameda Corridor, Santa Fe Springs-Norwalk-La Mirada Corridor, and La Puente-Industry-Rowland Heights-Diamond Bar Corridor.

The Los Angeles County General Plan (1994) serves as the principle land use planning document for unincorporated areas of the County (Los Angeles County, 1994).

Riverside County

Riverside County is the fourth largest county in the state, stretching nearly 200 miles across and comprising over 7,200 square miles of fertile river valleys, lowland deserts, large mountain ranges, foothills and rolling plains. Riverside County abuts Orange and Los Angeles County to the west, San Bernardino County to the north, San Diego County to the south, and the Colorado River to the east. The project area includes only the urbanized centers in the northwestern portion of the County and east of the Santa Ana Mountain Range.

A majority of the residential development in Riverside County is concentrated in the western portion of the County to the north of the Santa Ana River. These cities are characterized by low-density residential with some high density residential. Retail commercial uses are located in downtown Riverside and along Highway 91 in Corona and the City of Riverside. The City of Riverside is the largest commercial center in the County. Industrial uses are less prevalent in Riverside County than in other urban counties in the South Coast Association of Government (SCAG) region. Major industrial uses in the County are found predominately in the Corona area west of I-15. Industrial uses are also found in the far northwest portion of the County in the largely unincorporated Agua Mansa area.

The Riverside County Comprehensive General Plan serves as the principle land use planning document for unincorporated portions of the County (Riverside County, 1992).

Orange County

Orange County is located south of Los Angeles County, west of San Bernardino County, north of Riverside County and east of the Pacific Ocean. The county includes 798 square miles with the majority of new development occurring in the northern area of the county such as Anaheim, Fullerton, Orange, Westminster, and Fountain Valley (Center for Demographic Research, 2001). Approximately two-thirds (64.5 percent) of the unincorporated territory in the County resides within the Cleveland National Forest. The project area includes the western and southern portions of the County, as illustrated in **Figure 3-13**.

Orange County is the smallest county in southern California and the most extensively developed county within the region. According to SCAG, low-density residential development dominates the landscape from the north county cities to the beach communities of Huntington Beach, Newport Beach, Laguna Beach, Dana Point, and San Clemente. Major office centers are located in the cities of Irvine, Newport Beach, Orange, and Santa Ana, the seat of county government. Other major commercial concentrations are found in Anaheim, Buena Park and along major arterials in the cities in the northwest portion of the county. Commercial uses in the southern part of the county are adjacent to the I-5 freeway and include retail-shopping centers, highway oriented commercial uses, and some office development.

A high concentration of advanced technology, aerospace and defense sector businesses are located in the northern portion of the County. Major industrial concentrations are found in the

cities of Fullerton, Anaheim, and Santa Ana. Smaller concentrations of industrial uses are dispersed in communities south of the I-5/I-405 interchange.

The Land Use Element of the Orange County General Plan serves as the principal land use planning document for the County (Orange County, 1995).

San Diego County

San Diego County covers approximately 4,255 square miles, stretching 65 miles from north to south and 86 miles from east to west, and has the second largest population in the state with more than 2.6 million people. San Diego County abuts US / Mexico border to the south, Imperial County to the east, Riverside and Orange County to the north, and the Pacific Ocean to the west. As illustrated in **Figure 3-14**, project area includes only the western portion of the County and includes numerous incorporated coastal and inland cities, large tracts of unincorporated County land, and the entire San Diego County coastline. The project area encompasses the Interstate 5, 15, and 8 corridors, and is concentrated around the San Diego Metropolitan Area. The area includes 15 incorporated cities and portions of the Otay, Pendleton-Deluz, Fallbrook, Lakeside, Crest / Denesa, Spring Valley, and Valle de Oro Community Plan Areas (San Diego County, 1979).

Residential land uses dominate the northern incorporated cities along the coast with hillside developments located further inland. In general, large office and commercial uses are concentrated along major arterial roadways and freeway corridors within the northern cities and in the Downtown area of San Diego. Large industrial centers are located within the City of San Diego near the San Diego International Airport, downtown, and San Diego harbor. Other large industrial / research centers are located in Oceanside, El Cajon, and National City. Government owned land accounts for 54% or approximately 1.45 million acres of the land in San Diego County. Of that 1.45 million acres, 51% is Federally owned, 40% is state owned, and 9% is owned by various local public agencies (San Diego, 1979). The largest concentrations of these lands include Camp Pendleton, the Cleveland National Forest, Anza Borrego Desert State Park, and several large Wilderness Areas.

San Diego County is currently working to update its General Plan, which has not been comprehensively updated since 1979 and has been the subject of substantial modification over the years. During this period, considerable growth and change has taken place, leading to the incorporation of a number of cities and to annexation of lands on the periphery of the unincorporated area. The update process is a multi-year project, which began in August 1998, and is referred to as the General Plan 2020. Until the completion of the General Plan Update, the existing San Diego County General Plan (1979) Parts I through 12 will serve as the principle land use policy document for the project areas (San Diego, 1979).

Imperial County

Imperial County extends over 4,597 square miles, bordering on Mexico to the south, Riverside County to the north, San Diego County on the west, and the Colorado River on the east. The

terrain varies from 235 feet below sea level at the Salton Sea to 4,548 feet at Blue Angel Peak. The project area includes only the south-central portion of the County at the U.S./Mexico border.

The predominant land use within Imperial County is agricultural and related industries. Other significant land uses within the County include government, geothermal electric power plants, state prisons, retail trade, and other commercial services. The Imperial County General Plan serves as the principle land use policy document for the unincorporated areas within the County (Imperial County, 1993).

4.9.2 REGULATIONS, APPROVALS, AND PERMITS APPLICABLE TO LAND USE AND PLANNING

LOCAL REGULATIONS

General Plan

City and county General Plans provide the most comprehensive land use planning documentation for the project area. As required by Government Code Section 65300 (State Planning and Zoning Law), local governments are required to prepare and adopt a comprehensive and long-term General Plan as a guide for future development. As shown on **Figures 3-1 through 3-15** (refer to **Table 3-1** for specific jurisdictions) the project area encompasses numerous cities and counties and would be subject to the local plans and policies of these cities and counties. As mentioned above, each city's or county's General Plan provides goals, policies, and implementation measures that, together with land use designations and zoning codes, are designed to guide land use and resource planning and development. Topical "elements" required by State law include land use, circulation, housing, conservation, open space, noise, and safety. Other topics frequently addressed by local governments include public facilities, parks and recreation, community design, and growth management, among others. County General Plans must cover areas not included by city General Plans (i.e., unincorporated areas) and must remain consistent with city General Plans.

Zoning

Zoning regulations vary by jurisdiction throughout project area. Within some jurisdictions, construction of fiber optic facilities is permitted as an allowable use under the zoning ordinance. In other jurisdictions, a conditional use permit or similar discretionary action would be required. Typically, discretionary actions require notification at a public hearing. At the hearing, the local zoning board or zoning administrator would consider the proposal, public testimony, and the findings of a CEQA review. If approved, subsequent activities could be required to meet conditions relating to its architectural design, appearance, and construction intended to comply with local ordinance or environmental quality requirements.

Specific and Master Plans

A city or county may also provide land use planning guidance by developing community and/or specific plans for smaller, more specific areas within their jurisdiction. These more localized plans provide for focused guidance for developing a specific area, with development standards tailored to the area, as well as systematic implementation of the General Plan. Some jurisdictions have master plans adopted to guide the installation of telecommunication-related facilities. As subsequent activities are proposed, Sempra Communications will be required to adhere to the policies and objectives contained within a Community, Master, and/or Specific Plan in addition to those contained in the city's or county's General Plan.

Growth Control

Local growth control endeavors to control or manage community growth through various methods, including restraining development to infrastructure capacity, limiting the number of new housing units, setting limits on the increase of commercial square footage, or the adoption of urban growth boundaries. Instituting growth control is generally in response to changes in a community or area that are perceived as undesirable, such as rapid increases in residential or commercial development, roadway congestion, or suburbanization of open space. Growth control measures have been imposed in various parts of California, as initiatives, city or county council actions, General Plan policies, or zoning changes. In a majority of the project area, numerous counties have adopted urban growth boundaries or urban limit lines to constrict urban growth from encroaching into open space, agricultural, and/or other environmentally sensitive areas.

STATE AGENCIES

California Coastal Commission

The California Coastal Commission (CCC) was established by voter initiative in 1972 (Proposition 20) and made permanent by the Legislature in 1976. The mission of the Commission, as the lead agency responsible for carrying out California's coastal management program, is to plan for and regulate development in the coastal zone consistent with the policies of the California Coastal Act. The CCC is also one of two designated State coastal management agencies for the purpose of administering the federal Coastal Zone Management Act in California. This federal designation gives CCC control over direct federal development and other federally licensed or assisted activities, many of which are not otherwise subject to state control.

The coastal zone generally extends three miles seaward and about 1,000 yards inland. However, in particularly important and generally undeveloped areas where there can be considerable impact on the coastline from inland development, the coastal zone extends to a maximum of 5 miles inland from mean high tide line. In developed urban areas, the coastal zone extends substantially less than 1,000 yards inland. The coastal zone established by the Coastal Act does not include San Francisco Bay. The Bay Conservation and Development Commission (BCDC) has this authority within San Francisco Bay while the CCC exercises this authority relative to the rest of California's coastal zone. For this reason, subsequent activities that enter the coastal zone within

the Bay Area will require the approval of BCDC, whereas CCC's approval will be required for areas outside the Bay Area.

The CCC's jurisdiction in the coastal zone (which is specifically mapped) is broad and applies to all private and public entities and covers virtually all development activities, including any division of land, a change in the intensity of use of state waters and of public access to them. The Coastal Act includes specific policies (see Division 20 of the Public Relations Code [PRC]) relating to the provision of public access and recreation, terrestrial and marine habitat protection, visual resources, landform alteration, agricultural lands, commercial fisheries, industrial uses, water quality, offshore oil and gas development, transportation, development design, power plants, ports, universities and public works. These policies constitute the statutory standards applied to planning and regulatory decisions pursuant to the Coastal Act. Development within the coastal zone may not commence until a coastal development permit has been issued by either the CCC or a local government that has a CCC-certified local coastal program.

In order to carry out the policies of the Coastal Act, each of the 73 cities and counties in the coastal zone are required to prepare a local coastal program (LCP) for the portion of its jurisdiction within the coastal zone. The LCP plan must be submitted to the CCC for certification. With an approved LCP, cities and counties control coastal development that accords with the local coastal plan; if no local coastal plan has been approved, the CCC controls coastal development. Almost all development activity within the coastal zone is subject to permit approval in accordance with LCPs. The CCC has unusually broad authority to regulate development in the Coastal Zone because a project that would require a building or grading permit from the city or county would also require a permit from the CCC. Likewise, any proposed activities that would enter the coastal zone of a county or city would require the approval of the Coastal Commission and local jurisdiction, if an LCP is adopted. **Table 4.9-1** provides a list of the Counties and Cities within the project area, in which an LCP has been approved, denied or is currently absent.

**TABLE 4.9-1
SUMMARY OF THE STATUS OF LOCAL COASTAL PLANS FOR COUNTIES AND
MUNICIPALITIES WITHIN THE PROJECT AREA**

Local Jurisdiction	Status	Implementation Plan	Date of Implementation
<i>North Central Coast District</i>			
Marin County South (Unit 1)	Certified	Effective and Issuing Permits	5/5/81
Marin County North (Unit 2)	Certified	Effective and Issuing Permits	6/3/81
San Francisco City/County A	Certified	Effective and Issuing Permits	3/14/86
San Mateo County	Certified	Effective and Issuing Permits	4/1/81

TABLE 4.9-1 (continued)
SUMMARY OF THE STATUS OF LOCAL COASTAL PLANS FOR COUNTIES AND MUNICIPALITIES WITHIN THE PROJECT AREA

Local Jurisdiction	Status	Implementation Plan	Date of Implementation
Olympic Club	None	CCC Issuing Permits	---
Daly City	Certified	Effective and Issuing Permits	3/14/84
Pacifica	Certified	Effective and Issuing Permits	6/7/94
Half Moon Bay	Certified	Effective and Issuing Permits	4/10/96
<i>Central Coast District</i>			
Santa Cruz County	Certified	Effective and Issuing Permits	1/13/83
Santa Cruz (City)	Certified	Effective and Issuing Permits	5/9/85
Capitola	Certified	Effective and Issuing Permits	4/13/90
Watsonville	Certified	Effective and Issuing Permits	11/15/88
<i>South Coast District</i>			
Loa Angeles County			
Marina Del Rey / Ballona	Certified	Effective and Issuing Permits	12/13/90
Playa Vista "A"	None	CCC Issuing Permits	---
Los Angeles (City)			
<i>Pacific Palisades</i>	None	CCC Issuing Permits	---
<i>Venice</i>	Certified	CCC Issuing Permits	---
<i>Playa Vista</i>	Certified	CCC Issuing Permits	---
<i>Del Rey Lagoon</i>	Denied	CCC Issuing Permits	---
<i>Airport/Dunes</i>	Denied	CCC Issuing Permits	---
Santa Monica	Certified	CCC Issuing Permits	---
El Segundo	Certified	Effective and Issuing Permits	2/4/82
Manhattan Beach	Certified	Effective and Issuing Permits	5/12/95
Hermosa Beach	Certified	CCC Issuing Permits	---
Redondo Beach	Certified	CCC Issuing Permits	---
Torrance	Certified	CCC Issuing Permits	---
P.V. Estates	Certified	Effective and Issuing Permits	12/12/91
Rancho Palos Verdes	Certified	Effective and Issuing Permits	4/24/83
Long Beach	Certified	Effective and Issuing Permits	5/21/81
Avalon	Certified	Effective and Issuing Permits	5/12/81
Orange County			

TABLE 4.9-1 (continued)
SUMMARY OF THE STATUS OF LOCAL COASTAL PLANS FOR COUNTIES AND MUNICIPALITIES WITHIN THE PROJECT AREA

Local Jurisdiction	Status	Implementation Plan	Date of Implementation
N. Sunset Beach	Certified	Effective and Issuing Permits	10/28/83
N Bolsa Chica	Certified	CCC Issuing Permits	---
N. Santa River	None	CCC Issuing Permits	---
N. Santa Ana Heights	Denied	CCC Issuing Permits	---
Newport Coast	Certified	Effective and Issuing Permits	1/14/88
Aliso Viejo	Certified	Effective and Issuing Permits	9/29/83
S. Emerald Bay	Certified	Effective and Issuing Permits	9/13/89
Seal Beach	Certified	CCC Issuing Permits	---
Huntington Beach	Certified	Effective and Issuing Permits	3/15/84
Costa Mesa	None	CCC Issuing Permits	---
Newport Beach	Certified	CCC Issuing Permits	---
Irvine City	Certified	Effective and Issuing Permits	3/2/82
Laguna Beach	Certified	Effective and Issuing Permits	1/13/93
Laguna Niguel	Certified	Effective and Issuing Permits	11/14/90
Dana Point	Certified	Effective and Issuing Permits	9/13/89
San Clemente	Certified	CCC Issuing Permits	---
<i>San Diego District</i>			
San Diego County	Certified	CCC Issuing Permits	---
Oceanside	Certified	Effective and Issuing Permits	3/11/86
Carlsbad	None	CCC Issuing Permits	---
Agua Hedionda	Certified	CCC Issuing Permits	---
Mello I	Certified	Effective and Issuing Permits	9/30/80
Mello II	Certified	Effective and Issuing Permits	10/1/80
W. Batiquitos	Certified	Effective and Issuing Permits	11/1/85
E. Batiquitos	Certified	Effective and Issuing Permits	4/14/88
Carlsbad (Village Redevelopment Area)	Certified	Effective and Issuing Permits	12/8/87
Encinitas	Certified	Effective and Issuing Permits	5/11/95
Solana Beach	None	CCC Issuing Permits	---
Del Mar	Certified	CCC Issuing Permits	---
San Diego (City)			

TABLE 4.9-1 (continued)
SUMMARY OF THE STATUS OF LOCAL COASTAL PLANS FOR COUNTIES AND MUNICIPALITIES WITHIN THE PROJECT AREA

Local Jurisdiction	Status	Implementation Plan	Date of Implementation
<i>North City</i>	Certified	Effective and Issuing Permits	7/13/88
<i>La Jolla</i>	Certified	Effective and Issuing Permits	7/13/88
<i>Pacific Beach</i>	Certified	Effective and Issuing Permits	7/13/88
<i>Mission Beach</i>	Certified	Effective and Issuing Permits	7/13/88
<i>Mission Bay</i>	Denied	CCC Issuing Permits	---
<i>Ocean Beach</i>	Certified	Effective and Issuing Permits	7/13/88
<i>Peninsula</i>	Certified	Effective and Issuing Permits	7/13/88
<i>Centre City</i>	Certified	Effective and Issuing Permits	7/13/88
<i>Barrio Logan</i>	Certified	Effective and Issuing Permits	7/13/88
<i>Otay Mesa</i>	Certified	Effective and Issuing Permits	7/13/88
<i>Tijuana River Valley</i>	Certified	Effective and Issuing Permits	7/13/88
<i>Border High</i>	Certified	Effective and Issuing Permits	7/13/88
Coronado	Certified	Effective and Issuing Permits	1/11/84
National City	Certified	Effective and Issuing Permits	4/9/91
Chula Vista	Certified	Effective and Issuing Permits	9/27/85
South Bay Island	Certified	CCC Issuing Permits	---
Imperial Beach	Certified	Effective and Issuing Permits	9/26/84

A = LCP applies County-wide.

SOURCE: California Coastal Commission, 2001 (Status of LCP Program: FY 00-01 Annual Report)

An LCP includes a land use plan (LUP) which is the relevant portion of the local General Plan, including any maps necessary to administer it, and the zoning ordinances, zoning district maps, and other legal instruments necessary to implement the land use plan. Coastal Act policies are the standards by which the Commission evaluates the adequacy of LCPs. Amendments to certified LUPs and LCPs only become effective after approval by the CCC. To ensure that coastal resources are effectively protected in light of changing circumstances, such as new information and changing development pressures and impacts, the CCC is required to review each certified LCP at least once every five years.

The CCC must review and act on all port master plans and any amendments to them. Port master plans are required for the industrial ports of Los Angeles, Long Beach, and San Diego.

Commission approval is necessary to allow port expansions to meet future growth needs. A similar requirement applies to land areas of universities in the coastal zone (i. e. the University of California campuses at Santa Cruz and San Diego; and San Diego State University).

California Department of Transportation

Caltrans' jurisdiction includes right-of-ways of state and interstate routes within California. Any work within the right-of-way of a federal or state transportation corridor is subject to Caltrans regulations governing allowable actions and modifications to the right-of-way. Caltrans issues permits to encroach on land within their jurisdiction to ensure encroachment is compatible with the primary uses of the State Highway System, ensure safety, and to protect the State's investment in the highway facility. The encroachment permit requirement applies to persons, corporations, cities, counties, utilities, and other government agencies.

Caltrans includes the Division of Aeronautics, which is responsible for airport permitting and establishing a county Airport Land Use Commission (ALUC) for each county with one or more public airports. ALUCs are responsible for the preparation of land use plans for areas near aviation facilities. Additionally, the Division of Aeronautics publishes *the Airport Land Use Planning Handbook*. *The Handbook* provides Airport Land Use Commission procedures and plans and addresses airport land use compatibility issues, specifically noise and safety compatibility concepts and issues. CEQA requires that a proposed project located within the boundaries of a comprehensive Airport Land Use Plan or a project located within two nautical miles of a public airport shall utilize the Airport Land Use Planning Handbook.

California Department of Forestry and Fire Protection

The California Department of Forestry and Fire Protection (CDF) reviews and approves plans for timber harvesting on private lands. In addition, through its responsibility for fighting wildland fires, the CDF plays a role in planning development in forested areas. Management and protection is also a part of the mission of the California Department of Parks and Recreation (CDPR). Different park designations dictate the extent to which natural resources are a management priority; natural preserves, state parks, state reserves and state wilderness designations indicate that the area has outstanding natural features. CDPR is a trustee agency that owns and operates all state parks and participates in land use planning that affects state parkland.

California Department of Conservation

In 1975, the USDA Natural Resources Conservation Service (NRCS) began a mapping program to produce agricultural resource maps based on soil quality and land use. In 1982, the State of California created the Farmland Mapping and Monitoring Program within the California Department of Conservation to carry on the mapping activity from the NRCS on a continuing basis. The California Land Conservation Act of 1965, also known as the Williamson Act, is designed to preserve agricultural and open space lands by discouraging their premature and unnecessary conversion to urban uses. Williamson Act contracts, also known as agricultural preserves, offer tax incentives for agricultural land preservation by ensuring that land will be

assessed for its agricultural productivity rather than its highest and best uses. The California Department of Conservation administers the Williamson Act for the conservation of farmland and other resource-oriented laws. The responsibilities of the Department of Conservation are described further in the Agricultural Resources Setting of this Chapter.

California Department of Fish and Game

The mandate of the California Department of Fish and Game (CDFG) is to manage California's diverse fish, wildlife, and plant resources, and the habitats upon which they depend, for their ecological values and for their use and enjoyment by the public. In particular, CDFG is required under the California Endangered Species Act (CESA), the California Native Plant Protection Act, CEQA, and the Natural Community Conservation Planning Act to conserve species through listing, habitat acquisition and protection, review of local land use planning, multi-species conservation planning, stewardship, recovery, research, and education. CDFG protects rare, threatened and endangered species by managing habitat in legally designated ecological reserves or wildlife areas. CDFG responsibilities under CESA are described in the Biological Resources section of this chapter.

California State Lands Commission

The California State Lands Commission (CSLC) was established in 1938 with authority detailed in Division 6 of the California Public Resources Code. When California became a state in 1850, it acquired nearly 4 million acres of land underlying the State's navigable and tidal waterways. Known as "Sovereign Lands", these lands included the beds of 1) more than 120 rivers, streams and sloughs; 2) nearly 40 non-tidal navigable lakes, such as Lake Tahoe and Clear Lake; 3) the tidal navigable bays and lagoons; and 4) the tide and submerged lands¹ adjacent to the entire coast and offshore islands of the State from the mean high tide line to three nautical miles offshore (Government Code Section 56740). The State holds its "sovereign lands" in Public Trust. They can only be used for public purposes consistent with provisions of the Public Trust such as fishing, water dependent commerce and navigation, ecological preservation and scientific study. Any locations where subsequent activities cross lands in sovereign ownership of the state would require approval from the CSLC.

FEDERAL REGULATIONS

National Environmental Policy Act

The National Environmental Policy Act (NEPA) provides general information on the effects of federally funded projects. The act is implemented by regulations included in the Code of Federal Regulations (40CFR6) which require careful consideration of the environmental effects of Federal actions or plans, including projects that receive federal funds. Impacts on land uses and

¹ "Submerged lands," as used in this section, includes, but is not limited to, lands underlying navigable waters, which are in sovereign ownership of the state whether or not those waters are subject to tidal influences.

conflicts with state, regional, or local plans and policies are among the considerations included in the regulations. The regulations also require that projects requiring NEPA review seek to avoid or minimize adverse effects of proposed actions, and restore and enhance environmental quality as much as possible.

FEDERAL AGENCIES

Bureau of Land Management

The Bureau of Land Management (BLM) manages large rural land areas, including land that is environmentally sensitive. The BLM governs the uses that will be allowed on land that it manages, striving to balance environmental protection and conservation goals with other uses such as recreation and grazing. Land managed by the BLM may be encountered within the project area. The entire eastern portion of the southern California geographic region is dominated by a public/private “checkerboard” of lands that make up BLM managed areas. The California Desert Conservation Area Plan is used to manage BLM-controlled areas. The Plan area provides a recreation opportunity spectrum that includes use of desert open space and scenic resources, dispersed recreation activities, nature studies, trails, education and research opportunities, wilderness areas, off-highway vehicle use, and competitive vehicular events (such as dry-lake sailing and motorized vehicle races). In addition to its land management responsibilities, BLM also implements biological resource management policies through its designation of Areas of Critical Environmental Concern.

The desert areas in the eastern portion of the southern California region are largely owned and managed by the BLM. Several field offices administer BLM lands within this region of the state: El Centro (for Imperial County); Barstow (for central San Bernardino County); Needles (for eastern San Bernardino County); Bakersfield (for BLM lands in Ventura County); Ridgecrest (for northern Los Angeles and northwestern San Bernardino Counties); and Palm Springs/South Coast (for southern Los Angeles, southwestern San Bernardino, Orange, and Riverside Counties).

US Forest Service

The US Forest Service USFS is responsible for the conservation of large areas of National Forest land that it manages. National forests account for several millions of acres of land in the southern California region, and are primarily managed for outdoor recreation uses (such as camping, picnicking, hiking, backpacking, riding, fishing, hunting, skiing, sightseeing, nature interpretation) and for resource preservation by USFS. Several National Forests are in close proximity to numerous segments of the project area. These forests include the Cleveland National Forest, Angeles National Forest, and San Bernardino National Forest. These national forests also contain several, more protected, Wilderness Areas.

US Fish and Wildlife Service

The US Fish and Wildlife Service (USFWS) administers the Federal Endangered Species Act (FESA) and designates critical habitat for endangered species to carry out its mission to conserve,

protect, and enhance the nation's fish and wildlife and their habitats for the continuing benefit of people. Critical habitat areas cannot be disturbed without permission from USFWS and/or other federal agencies, depending on land ownership. USFWS responsibilities under FESA are described in the Biological Resources setting section of this chapter.

USFWS also manages a system of land and waters for the conservation of wildlife and associated ecosystems. These National Wildlife Refuges are primarily managed for the preservation and protection of unique or important resources and ecosystems. USFWS operates several wildlife refuges throughout the project area, including the San Francisco Bay National Wildlife Refuge (Alameda, Santa Clara, and San Mateo Counties) Salton Sea National Wildlife Refuge (in Imperial County) and Hopper Mountain National Wildlife Refuge (in Ventura County).

US Army Corps of Engineers

Among its responsibilities, the US Army Corps of Engineers (Corps) administers Section 404 of the Clean Water Act, which governs specified activities in waters of the United States, including wetlands. In this role, the Corps requires that a permit be obtained if a project would place structures, including dredged or filled materials, within navigable waters or wetlands, or result in alteration of such areas. Key provisions of Section 404 are described in the Biological Resources setting section in this chapter.

National Park Service

The National Park Service (NPS) manages national parks and wilderness areas, the latter being less accessible, less developed, and often less intensively visited. The purpose of NPS is to manage the natural resources of the national park system to maintain, rehabilitate, and perpetuate their inherent integrity. The natural resource policies of NPS are aimed at providing the American people with the opportunity to enjoy and benefit from natural environments evolving through natural processes minimally influenced by human actions.

NPS owns and operates all national parks and is responsible for accommodating conservation and recreation needs for the land it manages, which are frequently in environmentally sensitive areas. Recreation and open space managed by the consists of the Point Reyes National Seashore and Golden Gate National Recreational Area in Marin County, Joshua Tree National Monument in Riverside and San Bernardino Counties, a portion of Death Valley National Monument in San Bernardino County, and the 150,000-acre Santa Monica Mountains National Recreation Area in Ventura and Los Angeles Counties. Recreation and open space features in national monuments generally consist of camping areas, day use areas, controlled trail, and sightseeing facilities. NPS also sponsors a variety of visitor service, public service, and community outreach programs.

HABITAT CONSERVATION PLANS AND NATURAL COMMUNITY CONSERVATION PLANS

A Habitat Conservation Plan (HCP) is a land use plan that allows nonfederal landowners to obtain an "incidental take permit" for species that are listed as threatened or endangered under

FESA in return for conservation commitments. Incidental take permits allow landowners to carry out specified economic activities on their land that destroy habitats or otherwise harm, or "take," threatened or endangered species. The Secretary of the Interior or the Secretary of Commerce must approve an HCP. Prior to this approval, the appropriate Secretary must determine that the landowner's activities will not reduce the likelihood of species survival and recovery and that the adverse impacts of those activities will be mitigated to the maximum extent practicable. Additionally, the landowner needs to ensure that there will be adequate funding to carry out the HCP.

The Natural Community Conservation Planning (NCCP) program of CDFG is an effort by the State of California and numerous private and public partners that takes a broad-based ecosystem approach to planning for the protection and perpetuation of biological diversity. An NCCP identifies and provides for the regional or area wide protection of plants, animals, and their habitats, while allowing compatible and appropriate economic activity. The program, which began in 1991 under the State's NCCP Act, is broader in its orientation and objectives than CESA and FESA. These laws are designed to identify and protect individual species that have already declined in number significantly. The primary objective of the NCCP program is to conserve natural communities at the ecosystem scale while accommodating compatible land use. The program seeks to prevent the controversies caused by listings by focusing on the long-term stability of wildlife and plant communities.

In areas where HCPs and/or NCCPs have been adopted or could potentially be adopted, Sempra Communications would be required to follow guidelines provided in the plan. HCPs or NCCPs adopted or pending for areas residing within the project area are provided in **Table 4.9-2**. A list of the species (i.e., threatened or endangered species, wetlands, etc.) found in each of the geographical areas, designated critical habitat, and permitting requirements are discussed in Section 4-4, Biology.

4.9.3 IMPACTS AND MITIGATION MEASURES

APPROACH TO ANALYSIS

The analysis of land use impacts of the proposed project focuses on the changes expected to result from project implementation and evaluates the potential significance of such changes, based on criteria discussed below. The geographic scope of the project encompasses urbanized regions within portions of Northern, Central and Southern California. The approach of this analysis is intended to provide a general assessment of potential land use impacts resulting from the entire scope of operations defined in Chapter 3.0. These operations may include ground and/or aerial installation of fiber optic cable facilities, development of regenerator and/or OP-AMP stations, construction (installation) methods and procedures, project design and management.

Land use impacts associated with subsequent activities would, in most cases, be short-term and occur during the construction phase of those activities. Subsequent activities could result in temporary disruptions to adjacent land uses resulting from nuisance effects such as noise, dust,

**TABLE 4.9-2
SUMMARY OF HABITAT CONSERVATION PLANS AND NATURAL COMMUNITY
CONSERVATION PLANS FOR COUNTY AND MUNICIPALITY WITHIN THE
PROJECT AREA**

Jurisdiction	NCCP or HCP	Status	Key Habitats
<i>Sacramento Valley</i>			
Natomas Basin	HCP	Adopted	Wetlands, Agriculture
Yolo County	HCP	Adopted	Vernal pools, Wetlands, Agriculture
<i>Central Coast Region</i>			
Eastern Contra Costa County	HCP	Not Adopted	Grassland, Oak Woodland, Chaparral
Eastern Alameda County	NCCP	Not Adopted	Grassland
San Jose Burrowing Owl Plan	NCCP	Planning Suspended	Grassland
Santa Clara County	NCCP	Not Adopted (Scoping Process)	Grassland
<i>South Coast Region</i>			
Orange County Central/Coastal	NCCP	Adopted	Coastal Sage Scrub
Orange County Northern	NCCP	Adopted	Coastal Sage Scrub
Orange County Southern	NCCP	Planning Stages	Coastal Sage Scrub
Palos Verdes Peninsula	NCCP	Planning Stages	Coastal Sage Scrub
Shell HCP	HCP	Adopted	Not Available
Ocean Trails	HCP	Adopted	Coastal Sage Scrub
San Diego Multiple Species Conservation Plan	NCCP	Adopted	Coastal Sage Scrub
<i>Inland Desert Region</i>			
Western Riverside County	NCCP	Planning Stages	Riversidean Sage Scrub
Riverside County Stephens' Kangaroo Rat	NCCP	Planning Stages	Stephens' Kangaroo Rat Habitat
San Bernardino County	NCCP	Planning Suspended	Riversidean Sage Scrub

SOURCE: California Department of Fish and Game, Habitat Conservation Planning Division Branch, 2001

construction traffic, and possible interference of access to locations adjacent to construction activities. Once operational, the project would have negligible long-term or permanent land use impacts. Construction areas would be restored to pre-project conditions, with the exception of

proposed regenerator and/or OP-AMP stations, which would be constructed according to the methods outlined in Chapter 3.0, Project Description.

Due to the programmatic nature of the project, procedures were developed so that subsequent activities will be analyzed in relation to any potential conflicts with existing county and/or city policies regarding performance standards, which were adopted to avoid or mitigate significant environmental impacts associated with those activities. Land use impacts would be considered significant if the proposed activities would conflict with county and city plan policies established to avoid or mitigate environmental impacts, adopted in response to significant impacts outlined in the relevant General Plan.

SIGNIFICANCE CRITERIA

In accordance with Appendix G of the CEQA Guidelines, the project would result in a significant impact on the environment if it would:

- Physically divide an established community;
- Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating a significant environmental effect; or
- Conflict with any applicable habitat conservation plan or natural community conservation plan.

IMPACT ANALYSIS

Impact LUP-1: The project area includes numerous jurisdictions throughout California. The implementation of subsequent activities could result in possible conflicts with applicable local land use plans, policies, and regulations. (Potentially Significant).

Subsequent activities may be inconsistent with goals and policies set forth in local or county land use plans. Although most plans allow the installation of utilities, conditional use permits or similar discretionary action by local agencies may be required. There may also be relevant policies applicable to certain areas and/or types of telecommunications infrastructure, and therefore consistency may only be determined once a specific route is identified.

Sempra Communications would be required to obtain encroachment permits to work on public roadway rights-of-way and cross railroad lines and highways, and would obtain any land use permits needed, (e.g., conditional use permits) to comply with local regulations governing land use. The following mitigation is a process that provides a communication link with applicable City and County staff and provides a method to acknowledge the local plans and policies that apply to the proposed activity, and identify other required permits. Most jurisdictions do not have

General Plan policies regarding telecommunications facilities, and public rights-of-way are commonly used as utility corridors. Implementation of Mitigation Measure LU-1, below, would ensure that impacts from potential conflicts with land use plans and policies would be less than significant.

Mitigation Measure LUP-1: The applicant shall comply with local, state, and federal plans, policies, and regulations. Compliance will be ensured through the implementation of the following systematic process for each proposed activity prior to construction:

- During the initial design stages of subsequent activities, the applicant shall consult with local planning staff to determine any required permits, and to assess the activity's consistency with relevant local land use plans, policies, zoning, and relevant ordinances. Preferred alignments for fiber optic facilities installation include previously disturbed right-of-ways in areas designated on applicable City and County Plans for industrial, office/professional, commercial, highway commercial, or public uses. Subsequent activities shall limit or avoid to the extent feasible interactions with residential, recreational, park and natural preserves (e.g. federal, state, county, or other natural areas). The applicant shall refer to **Appendix H** for guidance on applicable land use documentation (General Plan Land Use Element) for each local jurisdiction within the project area. In consultation with the appropriate planning agency, the following plans should be considered for applicability to subsequent activities:
 - Community, Specific, and/or Master Plans
 - Local Coastal Plan (if the activity enters the coastal zone)
 - Airport Land Use Plan (if the activity within 2 miles of an airport)
 - Infrastructure Improvement Plans
 - Regional Plans
 - Habitat Conservation Plan (HCP) and/or Natural Community Conservation Plan (NCCP) (the applicant shall consult with the regulating body to ensure project compliance.)

The purpose of this consultation and plan review is to ensure conformity with local design, planning, and performance standards. The consistency analysis will also be used to determine which jurisdictions will require a condition use permit (CUP) or other discretionary action.

- In addition to consultation with local planning departments, the applicant shall also consult with local public works departments prior to the installation of any fiber optic cable facilities to determine the location, timing, and status of local infrastructure improvements. If possible, subsequent activities shall be designed for installation concurrently with other planned infrastructure improvements to avoid multiple disturbances within public rights of way.
- Prior to the approval of subsequent activities, the applicant shall provide the CPUC with a report documenting the results of the consultation process with each relevant local jurisdiction as part of their work plan (Appendix B). The report shall include a list of local agencies consulted, the name of individuals consulted with each agency (including contact

information), land use documents reviewed and the activity's consistency with the applicable plans, policies and ordinances.

Significance after Mitigation: Less than significant.

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